

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.
Chair
JOE MOORE, Vice Chair

Commission Members
PATRICK BOYD
SALLY CAGLIA
TERESA ESPAÑA, M.A
CHRISTOPHER JOHNSON AIA
MOLLY LM SMITH

Staff to the Commission
KEVIN FABINO, M.P.A.
Planning Manager, Secretary

KARANA HATTERSLEY-DRAYTON, M.A.
Historic Preservation Project Manager

WILL TACKETT, Planner III

JOANN ZUNIGA, Recording Secretary

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

March 28, 2011

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A . Approve minutes for November 15, 2010, January 10 and February 28, 2011.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Presentation by Historic Resources Group on the Status of the Fulton-Corridor Specific Plan and Downtown Neighborhoods Plan and Historic Surveys.

1. Pursuant to FMC 12-1606 (a)(1) Review and Provide Comments on the Draft Fulton Corridor-Downtown Neighborhoods Historic Resources Analysis and Policy Review, March 2011 **(ACTION ITEM)**.

Staff Recommendation: Provide Comments.

- B. Review and Comment on Final Agenda for Training with State Office of Historic Preservation Staff, Friday April 29th, 2011 **(ACTION ITEM)**.

Staff Recommendation: Approve Training Agenda.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
1. Discussion of State Plans to Renovate and Remodel the County Courthouse Building.
- B Staff
- C. General Public

- IX. NEXT REGULAR MEETING:** April 25, 2011, Fresno City Hall, Conference Room A.

X. ADJOURNMENT



HISTORIC PRESERVATION COMMISSION

Draft Meeting Minutes of November 15, 2010

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Patrick Boyd
Sally Caglia
Teresa España, M.A.
Christopher Johnson AIA
Joe Moore
Don Simmons, Ph.D.
Molly LM Smith

Commissioners Absent

None

Staff for the City of Fresno

Kevin Fabino, Planning Manager (Secretary to the Commission)
Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
John W. Fox, City Attorney's Office (Legal Counsel to the Commission)
Will Tackett, Development and Resource Management Dept (Planning Advisor)
Joann Zuniga, Development and Resource Management Dept (Recording Secretary)
Mark Scott, City Manager's Office
Nicole Zieba, City Manager's Office

II. APPROVE MEETING MINUTES

Chair Don Simmons called for approval of the meeting minutes of August 23, 2010, and October 4, 2010. **Commissioner Sally Caglia** moved for approval of the minutes, second by **Commissioner Patrick Boyd**; the motion carried (M/S/C, 6 yes, 0 no, 0 abstention, 1 absent—Smith). Minutes were approved and filed as submitted.

III. APPROVE AGENDA

Chair Don Simmons asked if there were any comments or changes to the agenda. **Karana Hattersley-Drayton** requested Agenda Item VI, Matters A and B, precede Continued Matters; stated Item VI-A was a status report on the Helm Home and the applicant had requested consideration of it being heard first on the agenda; stated staff recommended Commission Item VI-B also be considered before Continued Matters.

Chair Don Simmons entertained a motion for approval of the modified agenda. **Commissioner Sally Caglia** moved for approval of the modified agenda, second by **Commissioner Joe Moore**; the agenda was adopted (M/S/C, 6 yes, 0 no, 1 absent--Smith).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

(Molly LM Smith arrived.)

V. CONTINUED MATTERS

A. Approve minutes for June 28, 2010 (continued from October 4 and 25, 2010)

Commissioner Sally Caglia moved for approval of the June 28, 2010, meeting minutes, second by Commissioner Patrick Boyd; the motion carried (M/S/C, 6 yes, 0 no, 1 abstention--Johnson). Minutes were approved and filed as submitted.

The Chair called for disclosure by Commission members pertaining to matters on the agenda that the Commission would be considering at this meeting; there were none.

B. Review and Comment on City of Fresno Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plan Draft Environmental Report, SCH No. 2008031002, October 7, 2010, pursuant to Fresno Municipal Code Section 12-1606(b)(5)(6)(7)

Planning Manager **Kevin Fabino** gave an overview of the proposed Fresno Roeding Regional Park Master Plan and the Fresno Chaffee Zoo Facility Master Plan; requested review and comments from the Historic Preservation Commission for inclusion in the EIR response to comments; stated all Commission comments would be forwarded to the consultant working on the project.

Commission members comments included the following: the proposed high speed rail corridor's close proximity to the park; concern about number of trees proposed for removal, the relocation of trees/tree groves; strive for the preservation and protection of as many historic trees in the park as possible, propagation of new trees from seedlings of historic trees; rendering of park improvements was just a rendering; finding of less than significant with the relocation of trees was confusing because the trees would be different than what existed today, would not be the same; other areas of the park were more suitable for zoo expansion, asked about the rationale for the proposed location of the zoo expansion within the park; park proposed historic district; urged the existing footprint within the Roeding Park be used for renovation, that areas being encroached upon and areas to be expanded encroach upon park space; questioned mitigation less than significant with a totally new park entrance location; asked what was the status of designated historic structures/buildings within the park such as the bandstand, zoo administration building, and that the mitigation measure mentioned respecting historic sites and asked what did that mean, did respect mean protect; the notion of reuse and relocation of historic features, certain historic land features couldn't be relocated; zoo belonged to the entire community, strong part of Fresno, the Roeding Park and Chaffee Zoo were symbolically linked and needed to be kept together, there were ways to work together to make the zoo the best in the State; with the Measure Z initiative, asked if

people understood the development plan and the loss of green space within the park; asked would the final design be reviewed by the Commission.

Commissioners asked what would come first, a historic district or an expansion plan. **Kevin Fabino** responded that the first step would be to complete the process of certification of the EIR before any action would be taken to formalize a historic district; stated for CEQA purposes, staff considered the Roeding Park as a potential historic district because of the contribution of all of the character defining features of the Park.

The Chair opened the hearing for public comment.

Richard Harriman, representing Friends of Roeding Park and Roeding Family, requested further pursuit of the Commission's question would the Historic Preservation Commission and City Council be reviewing the demolition of buildings that were proposed for demolition in the existing zoo footprint or would demolition of structures be approved through the EIR when the EIR was finalized.

Chair Simmons stated questions would be gathered and the Historic Preservation Commission would ask staff to respond to those questions. The Chair asked Mr. Harriman to restate his question for staff.

Richard Harriman asked "Would the individual demolition permits for structures proposed to be demolished be brought back for individual review through the Historic Preservation Commission and through the Planning Commission and appealed to the City Council?"

Kevin Fabino stated the question was noted and would be included in the EIR response to comments.

Commissioner Joe Moore requested that the demolition permits for structures, as posed in a question by Mr. Harriman, be amended to reflect not only structures but "demolition permits for resources." **Kevin Fabino** noted the question by Commissioner Moore, "Would the demolition of 'resources' come to the Historic Preservation Commission for review or be approved through the EIR?"

Richard Harriman stated he joined in the question asked by Commissioner Moore and stated it was a separate question from his.

Richard Harriman stated he would not be testifying at this meeting and introduced speakers Chris Pattillo, George Roeding III, Bruce Roeding, and Diana Roeding.

Chris Pattillo, 5908 ~~Harvard~~ **Harbord** Drive, Oakland, a licensed landscape architect for over 30 years, stated she was asked to assess Roeding Park to determine its worthiness **for HALS** [Historic American Landscapes Survey] and prepare documentation **if she found that it qualified**; stated **initially when she read that** the existing 18-acre zoo was proposed to double in size by the addition of 21 **additional** acres **she thought that wasn't so bad, it left** ~~which left~~ over 100 acres of the historic park intact, **but later as**

she read the details of the zoo expansion master plan, a picture of how much of the park would be impacted became clear; stated she did a sketch for herself showing the impacted areas and was stunned; presented an exhibit that illustrated the point she was making [exhibit attached and made a part of the record]; stated the proposed zoo expansion would have an impact on the park and stated the map illustrated that **essentially** the entire park would be impacted by the proposed zoo expansion; stated the Roeding Park, as presently known, would be irrevocably transformed; stated respect for the consultants who prepared the historical resources assessment, but there were questions regarding the accuracy of their findings and the effectiveness of their proposed mitigations; disagreed with their claim that the construction of two new peanut-shaped ponds separated by a 70- to 80-foot wide new entry road qualified as ~~accurate~~ **adequate** mitigation for the destruction of the existing peaceful oasis of the chain of lakes, footpaths, simple wood bridges all shaded by a nearly continuous canopy of 100 year old trees; stated Mitigation Measure 1 asserted with the construction of the two newly created ponds, "the impact to the historic district would be avoided" and believed that statement to be erroneous; disputed the finding of Mitigation Measure 2 that moving the existing zoo **[office building]** into the far northwest corner of the park and ~~reconditioning~~ **recommissioning it** as part of a maintenance yard would enable it to "retain its status as a contributor to the historic district" and did not believe that was true; stated the changes proposed for the West Belmont Avenue entrance appeared to be dramatic and recommended the Commission request a statement of the facts upon which the consultant based their conclusion that these changes were "less than significant" and no mitigation required; stated Roeding Park was more than just a well loved community park, it represented a significant and unique example of our State and Nation's cultural and horticultural heritage; stated the weight of the Commission's decision carried in this decision and urged the Commission to question the findings of the consultants and to request analysis of the significant impacts to the historic features of the park; urged the Commission to request avoidance of impacts by asking that they keep the proposed project within the current footprint of the zoo.

George Roeding III stated he was a certified arborist and the grandson of George C. Roeding who facilitated the donation of the land for Roeding Park for the purpose of a public park; stated Roeding Park was more than just a well loved community park, it was an important part of the State and Nation's cultural heritage; stated he believed the Commission felt the same way and felt a sense of duty to protect this resource; stated the Commission would want to know (1) what was the value of the 811 trees that were proposed to be cut down or transplanted; stated an arborist who appraised tree values for municipalities informed them that each individual tree would be conservatively valued at between 30,000 and 75,000 dollars, which meant that the project was proposing to destroy 24 to 81 million dollars worth of trees and the value did not include the value of lost environmental benefits; (2) how many trees would be attempted to be transplanted, which trees, and have an arborist's specification of how the transplanting would be executed; (3) why wasn't the tree survey referenced in the Page and Turnbull Historic Resource Assessment in the Commission's packet for this meeting; stated he and Bruce [Roeding] were the best people alive today to express the wishes of their grandmother, Elizabeth Thorne Roeding, that Roeding Park remain an arboretum of national

significance more than just a collection of individual trees that could be replaced with tiny saplings; stated Roeding Park was a cohesive whole and extremely valuable today both as an ongoing scientific experiment and as a public park; stated the City's master plan for the park proposed to change this forever; stated the Roeding Family had been, and would continue to be, supportive of the zoo as it was presently and of the park; stated as the historical documentation before the Commission indicated, the zoo had expanded its footprint and parking lots within the park many times already and as recently as 1993; stated the Historic Preservation Commissioners had the duty to step in and say 'enough is enough' and when well-funded commercial interests attempted to overwhelm the underfunded interests of our nation's horticulture history and the complete landscape that was still Roeding Park today, history could not simply be tossed aside because the zoo inside the park wished to expand again today.

Bruce Roeding, 245 Hillview, Fremont, emphasized that outside of the zoo's footprint that essentially the entire park would be negatively impacted by this proposal; stated Roeding Park, as they had known it throughout its 107 year history and as they know it today, would be altered so completely that it would cease to be historic; stated it would cease to exist except in the history books and in the memory of millions of citizens who had enjoyed it for so many worthwhile outdoor family and community purposes other than visiting the zoo, Playland, or Storyland; reiterated that they were not anti-zoo, contrary to how zoo supporters had attempted to characterize the Roeding Family and local Roeding Park supporters; stated they truly wanted the zoo to enjoy the benefits of Measure Z and provide a first class regional, high quality zoo experience for visitors to Roeding Park; asking the zoo to be more creative instead of simply chipping away at more and more park acreage to achieve its goals as the city had incrementally permitted them to do many times already over the years; stated Fresno families they talked to wanted to see some larger animals returned to the zoo as promised by Measure Z but it was important to know that many of the animals that the zoo was proposing to add today never were part of the historic attraction; stated the Roeding Park was historic and preservation must take precedent over new attractions.

Jean Chaffee, 5647 North Prospect, Fresno, stated she and her family had a long history with the Roeding Park; thanked the Roeding family present at the meeting for their great contribution; stated she and her late husband, Dr. Paul Chaffee, had a great interest in the zoo and its history and also the park; stated Mr. Roeding had a great interest in the zoo and started it, and by the time he left Fresno in the 1920s there were about 75 different species at the zoo; stated Mr. Roeding understood that the zoo was an attraction for the citizens and they came to enjoy the park and to visit the zoo; stated over the years the zoo had contributed more trees and planting, Dr. Chaffee believed landscaping was an attraction for the people; stated from photographs taken in the 1970s and in the 1990s there had been a significant difference in the growth of the trees within the zoo area as opposed to the park area; stated people throughout the valley were 100 percent in support of the zoo expansion; stated visiting the zoo was a family outing and a star attraction for Fresno.

Janet Moore, 720 East Cambridge, stated during the Measure Z campaign many people did not have the facts and were not aware there would be an expansion; Measure Z was

not clear about its impacts to the park; Measure Z was popular and well financed; appalled at what the actual plans would do to the park; Fresno had one of the lowest amount of park space per capita of any city in the United States and what was proposed would further reduce the park space; implored the Commission to look at what the proposed zoo expansion would do to the open park space; recommended the park stay intact and trees preserved.

Morrie Pivovarovff, 15330 West Olive, Kerman, stated there was currently a balance at the park; stated to take away from the park for the proposed zoo expansion would offset that balance; stated there was much that could be done to upgrade the zoo without losing park space and removing the ponds such as moving the maintenance facility on the north end of the zoo to the area abutting State Route 99 and expand the zoo into that area; stated the ponds could never be replaced and moving the entrance to Golden State would not improve the park; requested that the park not be destroyed by what was proposed, but keep the park intact.

The Chair closed the public hearing.

Commissioner Joe Moore thanked staff and all those who testified; the project was a labor of many years and efforts by the supporters of zoo, park, and zoo expansion; stated as it grows and evolves, it would become an even greater resource that would draw people from all over to enjoy; stated was this the best solution, the zoo expansion balanced with preservation; stated an interest in seeing what were the other alternatives and to look at area less sensitive; stated the Belmont Avenue entry was such an important part of what made Roeding Park special; stated it raised questions about impacts and asked could the impacts be mitigated to less than significant; excited to move forward and the potential for the park and zoo.

Chair Don Simmons agreed with **Commissioner Moore**; appreciated the work that went into the proposal but stated we could do better than this; there should be a balance and shouldn't have to chose between a great park and great zoo; should continue to look at other options and preserve a great gem; can have both but work still needed to be done, not yet there with finding the best alternative. **Commissioner Sally Caglia** concurred.

[Commission Items were considered before Continued Matters on the agenda.]

VI. COMMISSION ITEMS

A. Presentation by the Fresno Housing Authorities on the status for abatement of Code violations with time line for the Helm Home, 1749 L Street (HP No. 112).

Joe Guagliardo, residing at 5414 East Pitt, Fresno, consultant representing the Fresno Housing Authorities on the Helm Home project, reported on the status of the Helm Home and the restoration efforts underway; introduced Scott Vincent; stated Scott Vincent and structural engineer Richard Bittikofer had been retained by the Housing Authorities to

assist in the preparation of the stabilization and rehabilitation plan for the Helm Home, which was in progress; stated they anticipated having the initial report within six weeks and would provide the full stabilization plan and adaptive reuse plan to the Commission at that time.

Scott Vincent stated the first thing they would be doing would be to expose some of the structural system in the second story front corner bay window, which was sagging; stated it was thought that the failure of the window was pulling the unreinforced masonry apart causing it to fall away, which created potential for water damage; their recommendation would be to re-stabilize the structural system of the bay window, which would close the gap in the masonry; looking at a new system of fiberglass reinforcing masonry, which would tie the masonry together without there being a thick layer that would cause problems with the existing finishes; stated they were asked to remove some of the later additions to the structure that did not add value to the home and were causing problems to other parts of the building and that would be done; met with city building officials and main concern was stabilization of the structure; stated they were in the process of finalizing what the use of the structure could be; stated they were wanting to stabilize and renovate the exterior of the structure; stated a certificate of occupancy would not be released until interior renovations were completed and building ready for habitation.

Commissioner Joe Moore asked about the building's flashing issues; asked about site security. **Scott Vincent** replied the flashing issues were because some of it had been removed or flashing installed improperly and that would be part of the restoration plan; stated all of the building's issues would be addressed in the plan; stated for security, the property had been fenced and people were checking on the property on a regular basis.

Karana Hattersley-Drayton asked how was the roof secured, was it weather tight in case of rain. **Joe Guagliardo** stated they had not yet determined how weather tight the roof was; shared her concern about maintaining integrity from water damage; stated they were reluctant at this point to cover the roof such as with plastic, which was not a desirable approach; stated their hope was to have Scott Vincent's report to get a handle on the situation. **Scott Vincent** stated determination of what remedial action needed to be taken would be based on investigation of the property.

Chair Don Simmons stated the fence did not circle the garage and asked were there plans to secure the garage. **Joe Guagliardo** responded that they were in the process of realigning the fence to incorporate the garage into the fence perimeter for better security of the property.

Commissioner Patrick Boyd was looking forward to seeing the stabilization and adaptive reuse plans. **Commissioner Sally Caglia** concurred. **Scott Vincent** stated he was confident that in January there would be a plan that sustains viability of the building for the long term.

Scott Vincent stated in December the property would undergo some structural demolition to better assess where damage had occurred. **Karana Hattersley-Drayton**

asked for clarification of the type of demolition that would occur. **Scott Vincent** stated it would be obtrusive testing such as the removal of floorboards done by the general contractor who had the skill to do such work; stated he would be reporting back his findings to the Commission in January. **Karana Hattersley-Drayton** stated a demolition permit would not be necessary to do the testing.

B. Consider eligibility of the following properties to the Local Register of Historic Resources pursuant to Fresno Municipal Code Section 12-1607 and Section 12-1609.

- 1. Firestone Sales and Service Center, 1502 Fulton Street (APN: 466-145-04)**
- 2. 1520-1526 Fulton Street (APN: 466-145-05)**
- 3. 1540 Fulton Street (APN 466-145-06)**

Karana Hattersley-Drayton stated the City of Fresno became, by default, the owner of the entire block, Historic Block 88, on the old city grid; two of the six buildings on that block were currently designated buildings—the Fresno Met/The Fresno Bee and the PG&E/former Theater 3; stated the City was very interested in the potential for development of this block, at this time there was no project, but the City needed to know how to proceed; stated the two historic buildings absolutely needed to be protected, preserved, and adaptively reused; the City Manager asked staff and the Historic Preservation Commission to evaluate whether any of the other four buildings may have potential historic value; showed on the 2005 aerial map where the properties were located in relation to one another.

Karana Hattersley-Drayton stated the Firestone Sales and Service Center at 1502 Fulton Street was built in 1934, it was the oldest of the four buildings, the steel beams were strengthened in 1943, it was in use as a garage and service center at least into the 1960s; immediately north were two buildings at 1520 to 1526; 1520-1524 was constructed in 1954 and right north of that was a narrow building that by 1948 had been subdivided with two businesses, definitely an earlier part of that from 1920; showed a 1948 Sanborn Fire Insurance Map that depicted the 1502 Fulton building, the garage and immediately north a vacant parcel with a little tiny store, and north of that the 1534 with a partially building; the building at 1540 Fulton was constructed in 1957, it was the newest of these buildings, a little bit different from the three to the south, had a slight setback of the façade from the sidewalk and was immediately adjacent to Community Theater 3, (Historic Properties, designated 165); showed a 1963 Sanborn Map with that whole side of the block of Stanislaus and Fulton filled in with various parcels.

Karana Hattersley-Drayton stated that in 2006 the City, in tandem with three other agencies, commissioned a historic survey of what was called the Arts Culture area in downtown Fresno; the four non-designated buildings on this block were evaluated by the consultants Urbana Preservation and Planning; stated none of the four buildings was found eligible to the Local Register; the consultants called out several small potential historic districts, including a Thematic Automotive historic district, which would have included the Parker Nash Building that was already on the Local Register; also a 7 building Fulton Street Commercial historic district.

Karana Hattersley-Drayton stated that in 2006 in two separate meetings the survey was presented to the Commission; on June 5, 2006, the Commission voted 5-0 to accept the survey, reserving the right to adopt actual findings on a project-to-project basis; at that same meeting the Commission reviewed the consultant's recommendation on two blocks and, as part of that evaluation, on a 5-0 vote the Commission found that the proposed Fulton Street Commercial historic district did not have enough integrity, or enough significance to warrant consideration as a District.

Karana Hattersley-Drayton stated the City was proposing to demolish some or all of these four non-designated buildings in part due to structural deficiencies, asbestos, lead paint, and mold in all of the buildings; stated under the 2025 Fresno General Plan, Policy G-11-c, every single demolition permit that comes in over the counter was reviewed by staff, and when appropriate, those demolition permits were reviewed by the Commission; stated if the building was not a designated historic resource, the Commission did not have authority over the property.

Karana Hattersley-Drayton stated the recommendation of staff was concurrence with the earlier findings of the consultants that none of the four buildings were individually eligible for the Local Register of Historic Resources, those buildings being 1502, 1520-1526, 1540 Fulton Street.

Chair Simmons asked the Commissioners if they had seen the buildings; all responded yes. The Chair called for Commission conflicts of interest or disclosures; there were none.

Commissioner Teresa España stated the building at 1540 Fulton had been used for office space by the Fresno Metropolitan Museum and recommended the building be retained by the City.

Karana Hattersley-Drayton stated based on research conducted for listing, the building did not meet the threshold for local listing, however it was adjacent to Theatre 3 and there was some concern about taking down the building and having Theatre 3 completely exposed; stated the building at 1540 was the newest of the buildings being considered and was usable. **Commissioner Teresa España** concurred.

Commissioner Joe Moore asked if the buildings were connected in any way, any passages, doorways. **Karana Hattersley-Drayton** stated from the physical evidence, no; the buildings were constructed at different times, and were distinct with maybe six inches between each building.

Commissioner Chris Johnson stated it was an ongoing dilemma regarding surveys, adopting versus accepting surveys; stated he would like to revisit the entire issue again and get surveys adopted; stated he had completed some historic survey work for the library when it was considering locating in this area; stated the buildings being considered were common and concurred with staff [on the Fulton Street Historic District]; stated he had questions regarding the Firestone Building at 1502 Fulton, and stated there was no finding of why the building did not appear to be eligible on the DPR survey

form; asked why the building did not fit the Modern building typical of the era when it was built; stated in the recent downtown planning process by consultants Moule & Polyzoides, the Firestone building was rendered as a possible reuse, but he did not know what the historic consultant thought, and Urbana did not give any detail why it did not think the Firestone building was significant.

Karana Hattersley-Drayton stated her belief that there was a difference between a property that was individually eligible to the Local Register which required a high threshold and a property that could contribute to a proposed historic district; regarding adopt versus accept, stated five years ago there was incredible response from the community about the Cultural Arts survey and a concern that the threshold for listing was too low; the City has informally adopted a policy to accept findings of a survey and adopt projects as they come forward; stated the Firestone building was not in good condition, there were structural issues, did not see its architecture or association as historically significant.

Commissioner Chris Johnson stated historic districts were important to him; stated the Firestone building was a Modern building and did not believe it had thoroughly been vetted in either this document or those before it; stated more surveys would be conducted for downtown and was concerned about this building; stated as the Commission moves into a era of reviewing Modern buildings, the Firestone building was a modern building with a unique use; stated **Commissioner Joe Moore** had a rendering for its reuse in the district; would not like to see the City not look at the building in more depth for reuse because the Commission stated it did not meet the threshold for Local Register; stated the Firestone building was architecturally interesting and still maintained its integrity for its intended use; stated he did not have the evidence to make a finding either way, believed issues were missed, and he did not want to miss an opportunity especially when the downtown consultant believed there was value in the building for adaptive reuse; stated he was not as concerned with the other buildings as he was with the Firestone building.

Commissioner Joe Moore stated there was a rendering of the Firestone building from the 1989 Ratkovich Plan and it was to have been an anchor for what they were calling the "Bright Lights District" in that renovation scheme.

Commissioner Molly LM Smith was concerned about the impact that removal of the building at 1540 Fulton, next to Theatre 3, would have on the historical context of Theatre 3; and that its removal would expose the historical property of Theatre 3 to elements. **Karana Hattersley-Drayton** responded that in the 1948 Sanborn Map, there was nothing next to Theatre 3 but a vacant lot and noted that exposure to elements if Theatre 3 were to become surrounded by vacant property would be a concern.

Commissioner Sally Caglia commented that when she walked around the Firestone building she noted issues of deterioration but that the bones of the building—the trusses and structure-- still had integrity; concerned about the boarded up office and possible contamination and asked had that been researched. **Kevin Fabino** stated the condition

of the building had been evaluated, which was different than the issue of the building's integrity; stated the City Manager's office was present to answer questions.

Commissioner Molly LM Smith requested the Firestone Sales and Service Center be looked at further; agreed with **Commissioner Chris Johnson** that it was a great building and would like to know why it did not meet the threshold for architecture; requested this matter undergo further review and return to the Commission at its next meeting.

Nicole Zieba, Deputy City Manager, stated the City Manager asked the Development and Resource Management Department to look at the properties to see if they were eligible for the Local Register; stated with the unfortunate demise of the Met Museum, the City took ownership of the properties; stated staff did a walkthrough of the buildings and was shocked at their condition, none of which was in good condition, all had mold, asbestos, lead; stated in looking at the block and what to do with the properties, the City knew it wanted to rehabilitate, restore, and reuse historic Theatre 3, and was committed to ensuring that Theatre 3 be preserved and reused; stated because the other buildings were in such poor condition, it would not be feasible to sell the properties with the buildings standing; stated the City had already taken a loss on the properties, and potentially bare dirt without the buildings would have greater resale value; stated the City was looking at whether or not the Firestone building could be reused and that it was not a foregone conclusion that it would be demolished; the City wanted the Commission to determine eligibility of the buildings before it took any action; requested the Commission's determination at this meeting so that the City could move forward on these properties.

Commissioner Chris Johnson stated the City was moving into a new era of preservation with Modern buildings; asked if the City was securing the properties such as fencing to deter acts of vandalism. **Nicole Zieba** responded that the City was looking at various security options. **Commissioner Chris Johnson** expressed concern that there was not a clear indication of the properties surveyed; stated in the Urbana survey, details were lacking or missed, or items such as a building's architecture was not mentioned; stated he would like to look at the Firestone building further and understand it better before Fresno loses something as dynamic as the Firestone building, or that could be dynamic as part of development; stated tearing down buildings to have vacant parcels for resale had not been a successful revitalization technique for downtown Fresno.

Commissioner Sally Caglia asked what vision the City had for the subject properties if it were to be vacant land. **Nicole Zieba** stated they did not have specifics for that but that the Mayor had been clear in her vision that it would maintain its place in the Cultural Arts district; stated the City was very selective of the tenants locating in the Met building.

The Chair called for public comments.

Steve Weil, 586 West Barstow, stated in concert with **Commissioner Johnson** there was a rendering of a classic car reuse of the building; stated there was a color scheme

on a map depicting buildings being considered in the historic survey that would be done for downtown as part of the proposed Fulton Corridor Specific Plan; stated on the map, the consultant identified the building as being worthy of historic investigation; suggested that whatever the consultant, in concert with the Downtown and Community Revitalization Department, discovered in its historic investigation should be brought forward to the Historic Preservation Commission.

The public hearing was closed.

Commissioner Joe Moore recommended more research be conducted on the Firestone building; stated in the Urbana report no architects were noted and architects in that area had been called out in *The Fresno Bee*; stated there might be more information on this building than what the Urbana report called out; found a rendering of the Firestone building from the proposed downtown plan.

Commissioner Chris Johnson requested information from HRG consultants working on the proposed downtown plan be provided to the Commission.

Commissioner Molly LM Smith moved that the Firestone Sales and Service Center at 1502 Fulton be continued in order to conduct more research and that information be provided to the Commission at the meeting in December; the motion was seconded by **Commissioner Joe Moore**; motion carried (m/s/c, 7 yes, 0 no, 0 absent).

1520-1526 Fulton Street (APN: 466-145-05)

Commissioner Molly LM Smith moved for approval of the staff recommendation that the buildings at 1520-1526 Fulton Street were not eligible for listing on Fresno's Local Register of Historic Resources, second by **Commissioner Patrick Boyd**; motion carried (M/S/C, 7 yes, 0 no, 0 absent).

1540 Fulton Street (APN 466-145-06)

Commissioner Molly LM Smith moved for approval of the staff recommendation that the building at 1540 Fulton Street was not eligible for listing on Fresno's Local Register of Historic Resources, with the caveat that the City be encouraged to maintain and adaptively reuse the building in order to keep the context of the adjacent listed historic resource intact, second by **Commissioner Teresa España**; motion carried (M/S/C, 6 yes, 1 no--Simmons, 0 absent).

VII. CHAIRPERSON'S REPORT

A. HPC's Annual Report for Fiscal Year 2010. **Chair Don Simmons** requested the Commissioners submit to him information such as the activities of the subcommittees for inclusion in the Annual Report to the City Council.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

- 1. 2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 2010, 10:30 a.m.** Karana Hattersley-Drayton stated the nominations for the 2010 reservation awards had been forwarded to Mayor Swearingin for approval.

C. General Public

Steve Weil requested information on the high speed rail proposal.

IX. NEXT REGULAR MEETING

The next meeting of the Commission: December 13, 2010

X. ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Joann Zuniga

Approval Date: February 28, 2011

Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary



HISTORIC PRESERVATION COMMISSION

Draft Meeting Minutes of January 10, 2011

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Patrick Boyd
Sally Caglia
Christopher Johnson AIA
Joe Moore
Don Simmons, Ph.D.
Molly LM Smith

Commissioners Absent

Teresa España, M.A.

Staff for the City of Fresno

Kevin Fabino, Planning Manager (Secretary to the Commission)
Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
Nicole Zieba, City Manager's Office
Joann Zuniga, Development and Resource Management Dept (Recording Secretary)

II. APPROVE MEETING MINUTES

Chair Don Simmons called for approval of the meeting minutes of October 25, 2010. **Commissioner Molly LM Smith** moved for approval of the minutes, second by **Commissioner Sally Caglia**; the motion carried (M/S/C, 6 yes, 0 no, 0 abstention, 2 absent--España, Moore). Minutes were approved and filed as submitted.

III. APPROVE AGENDA

Chair Don Simmons asked if there were any comments or changes to the agenda.

Commissioner Molly LM Smith moved to approve the agenda; before a second on the motion was called, **Commissioner Chris Johnson** recommended Item VI, Commission Items C and D, be considered first on the agenda. **Chair Don Simmons** concurred and recommended that the items be considered in reverse order; however, the property owner for Matter C was not yet present at the meeting. The motion on the floor to approve the agenda was withdrawn by the maker, **Commissioner Molly LM Smith**.

Commissioner Chris Johnson moved for a modification to the agenda, that Matter D under Item VI be considered first, then Matters B, C, and A under Item VI; the motion was seconded by **Commissioner Sally Caglia**; the agenda was adopted (M/S/C, 6 yes, 0 no, 2 absent-- España, Moore).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. CONTINUED MATTERS

There were no Continued Matters.

VI. COMMISSION ITEMS

A. Consider Recommendation to the City Council the designation of the Firestone Sales and Service Center located at 1502 Fulton Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation pursuant to Fresno Municipal Code Section 12-1609.

Karana Hattersley-Drayton stated the City acquired the Firestone Sales and Service Center parcel located on Block 88 on the northeast corner of Fulton and Stanislaus; stated the City also acquired 6 other buildings on that block including the Fresno Met and Theatre 3, which were listed historic buildings; stated the City Manager's office requested staff and the Historic Preservation Commission to analyze and consider the 4 extant non-historic buildings on the block; stated on November 15, 2010, the Commission found that 3 of the 4 buildings were not potentially eligible but asked staff to prepare additional research on the Firestone Sales and Service Center.

Karana Hattersley-Drayton stated the Firestone Sales and Service Center was a super service station constructed in 1934 by local contractor Trehitt and Shields and had been vacant for many years; stated staff did extensive research and contacted numerous individuals and agencies in the preservation community, accessed primary and secondary resources, talked to DCR, provided comparative data, and prepared an updated BSO [Building, Structure, and Object Record]; reported on the findings from the research on the property and its eligibility; stated staff recommendation was that the former Firestone Sales and Service Center was not individually eligible for designation to the Local Register of Historic Resources under Criteria i, ii, iii; stated pursuant to Section 12-1609 the Commission may recommend the designation over the objection of the property owner, which did object to its designation; requested the Commission provide facts that would substantiate the findings that the building was eligible.

Commissioner Joe Moore asked if there were any other known examples of this common prototype building and if any remained. **Karana Hattersley-Drayton** responded that in her research she did not find anything particular but that there were other buildings constructed that conformed to the super center 'buy everything here' concept.

Commissioner Sally Caglia stated a service center that was located on the southeast corner of Broadway and Ventura was similar to the Firestone building and some elements were still present today; stated under Criterion i Firestone Tires was a recognized product name that went way back; Firestone tires were promoted when the

Indy 500 races began. **Karana Hattersley-Drayton** responded that Firestone was a leader in designing new, safer tires, and Firestone was nationally known.

Commissioner Joe Moore stated that at the last meeting there was a map mentioned and asked was a copy available for the Commission to review. **Commissioner Chris Johnson** stated the HRG consultants working on the Downtown Neighborhoods Community Plan had a color map of downtown buildings they wanted to look at and this building was one of those buildings in their reconnaissance survey, but he did not have a copy of the map. **Karana Hattersley-Drayton** responded that she would hope that the consultants would not be "cherry picking" buildings in the downtown survey yet to be completed; stated she had not seen the map they were referencing.

Commissioner Chris Johnson asked if there was a Request for Proposal (RFP) for this property, what was its status; stated this block was such a prominent piece of downtown and already had two historic buildings on the site; stated he had heard that this property had been considered by the Housing and Community Development Commission (HCDC) for demolition approval.

Nicole Zieba, Deputy City Manager, stated the City partnered with the Redevelopment Agency for a Request for Proposal (RFP), only one response was received, which showed a disinterest in the property; stated the City received feedback from developers that they were not interested in the property because of the condition of the buildings and if the property were to be cleared there would be more interest in it; stated the RFP process was placed on hold and looked to see if funding was available to demolish the buildings and clear the site; stated there were concerns about safety and future liability if the buildings remained; stated she understood the angst of the Commission regarding demolition by neglect; stated the City's current administration was aware that it had not kept up maintenance on its buildings and she hoped the Commission would not penalize the City; stated the subject property had been owned by the City for 8 months; stated when the Met owned the property, it was envisioned that only the 2 historic properties would remain and the other buildings would be demolished.

Commissioner Chris Johnson asked if a demolition bid was issued. **Nicole Zieba** stated yes, there were several Council members who wanted this to move forward; have options on the cost to demolish and the cost to retain.

Chair Don Simmons stated because of its location and design, the building could be adaptively reused in different ways; stated the historic designation would add to its value; stated the building met certain criteria representative of the period and particular type of industry that was strong; concerned that if the Commission did not move toward designation, then demolition would be imminent and the building gone forever; stated it was in a prime location and a service center would not be reproduced downtown; not inclined to see the building demolished; stated both past and present Historic Preservation Commissioners viewed the type of building representative of that area as an automotive district; stated this was the last vestige of an automotive district and the Met was considering it as an automobile museum; showed significance at that time for the story it told.

Commissioner Chris Johnson concerned about the rush to tear down buildings; stated someone may come along that would have a good use for it; stated the City had a pattern of demolishing buildings for future use of the property that did not occur and left holes in the downtown; stated he would rather see the future potential with this building that was a unique prototype in Fresno's history.

The public hearing was closed.

Commissioner Sally Caglia stated the Commission needed to identify criteria to recommend the building's designation as a historic resource.

Commissioner Molly LM Smith concurred with the staff recommendation that the Firestone Sales and Service Center was not individually eligible for designation to the Local Register of Historic Resources.

Commissioner Patrick Boyd stated there was a gray area in that the building may not be designated historic, but there was a responsibility for its adaptive reuse; stated the building had been at that location for a very long time, and homage needed to be paid to its shape and scale; stated there were creative solutions; stated the need to respect to what has been there.

Deputy City Manager Nicole Zieba stated staff would be happy to take forward to the City Council the comments of the Commission to pay homage to what was built and to retain the feel of the built form on that city block, to retain the arches and shapes of those buildings.

Commissioner Chris Johnson moved to designate the Firestone Sales and Service Center to the Fresno Local Register of Historic Resources under Criterion iii for its distinct style and building type, second by **Commissioner Sally Caglia**; motion carried (M/S/C, 4 yes, 1 no--Smith, 2 absent--España, Moore).

B. Consider Recommendation to the City Council the designation of the Fresno Unified School District (FUSD) Maintenance and Warehouse Building located at 717 South Seventh Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation pursuant to Fresno Municipal Code Section 12-1609.

Karana Hattersley-Drayton gave a staff presentation; stated City acquired the 2.85 acre parcel, which was formerly owned by the Fresno Unified School District, for a proposed single and multiple family housing project and some mixed commercial retail uses; stated in 2006 as part of a required Section 106 review the City commissioned a historic survey of all the properties on the 2.85 acres and all the housing in the area that would be affected by the proposed project as required by Federal criteria; stated the consultant, J & R Environmental, found that there were no buildings on either the complex site or surrounding area that were eligible for listing on the National, California, or Local Register; staff concurred with the 2006 survey with one exception, the evaluation of the former 1936 warehouse building known as Building E; stated in a public

hearing on October 23, 2006, the Commission reviewed the survey and agreed with staff recommendation that Building E appeared eligible to the Local Register under Criterion i and iii.

Karana Hattersley-Drayton stated the housing project was stalled for several years, during which time a fire destroyed a section of the roof, vandalism occurred, and the building incurred water damage; stated currently the Redevelopment Agency was in partnership with the City of Fresno to develop the site as a mixed use senior housing project; stated AMCal was selected through a Request for Proposal (RFP) process; AMCal was required to look at ways to retain Building E and to use it in their project; stated the Redevelopment Agency commissioned a series of technical studies, structural analysis, funding, marketing, etc., and discovered serious issues such as roof failure, substructures failing, lack of observable roof drainage; stated there was potential that the entire building could collapse; in a report by Scott Vincent and Company, architects, they found that the recommendation of residential/commercial mixed use would necessitate the removal or loss of decorative spandrels, which were major character defining features of the building in order for there to be windows which meet the standard for housing; stated the restoration cost was \$1,792,713 and there was no funding for this restoration effort.

Commissioner Joe Moore asked if the City has an original site plan for the complex from the date of its construction; asked about the potential loss of future integrity due to loss of other buildings on the site and about the embossed letters of Fresno City Schools Warehouse on the north facing façade of the northern elevation; stated the loss of later additions did not have immediate impact on the integrity of the 1936 building because the later additions detracted from the original construction of 1936; asked for description of the difference between integrity and the ability of the building to convey its significance, and why it was an issue of integrity and not condition.

Karana Hattersley-Drayton did not know if the City had an original site plan and would need to research the question and review the Sanborn Maps; stated the noted embossed lettering would be in the survey forms; stated integrity was the ability of the building to convey its significance from the period it was built, the condition of the building could be such items as paint chipping; stated the issue was complex and and that this building was problematic; stated property owner had a right to say there was a financial hardship to rehabilitate the building; stated there was a loss of materials and workmanship because the building was failing with roof and water damage, but the façade had design integrity and the building had location integrity.

Discussion by the Commission ensued; after which the Chair opened the hearing for public comment; there was none. The public hearing was closed.

The Commission discussed with Scott Vincent, project architect, the estimate of cost to rehabilitate the building and the adaptive reuse of the building.

Commissioner Molly LM Smith moved to accept the staff recommendation that the former Fresno Unified School District (FUSD) Maintenance and Warehouse Building not

be recommended for designation to the Local Register of Historic Resources, second by **Commissioner Sally Caglia**; motion failed (M/S/C, 3 yes—Boyd, Caglia, Smith, 3 no—Johnson, Moore, 1 absent—España).

Commissioner Chris Johnson moved to recommend under Criteria i, ii, and iii that the former Fresno Unified School District (FUSD) Maintenance and Warehouse Building was historically significant and had maintained its integrity under location, design, materials, feeling and association that were needed to meet the standards for listing on the Local Register of Historic Resources, second by **Commissioner Joe Moore**; there was discussion of the motion.

Commissioner Joe Moore stated if what Commissioner Boyd stated about a compromise for adaptive reuse for some, if not all, of the building that in order for the Commission to review this property in the future, it would need to make a finding that the property met the criteria that this motion proposed.

Karana Hattersley-Drayton stated the Commission could have conditioned the first motion or resolve with this motion that regardless of the building's designation, it wanted to encourage adaptive reuse of any section of the building or replication of its design.

The Chair called for the question; motion carried (M/S/C, 5 yes, 1 no--Smith, 1 absent—España).

[The Commission took a 3 minute break and reconvened at 7:00 p.m.]

C. Consideration of Approval of request by the property owner to recommend to the City Council the designation of the Alfred and Minnie Cherin Home located at 233 East Cornel Avenue to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation pursuant to Fresno Municipal Code Section 12-1609.

Karana Hattersley-Drayton gave a staff presentation; stated the property owner, Michael Weil, initiated the process to have the property listed; stated the residence was built in 1949 by clothier Alfred Cherin and his first wife, Minnie; it was designed as the first project by Robert Stevens when he opened his office in February 1949; stated Mr. Stevens became one of the leading mid-Century architects in Fresno and was credited for pioneering the garden offices using Hans Sumpf adobe bricks; stated the Cherin Home had a modest exterior, but a very distinctive interior and rear elevation, and noted its birch wood paneled walls, large plate glass windows, post and beam construction, large glass walls which connected the interior to the outside; stated the property was 62 years of age and met the 50 year old threshold for listing; recommended the Alfred and Minnie Cherin residence be found eligible for the Local Register of Historic Resources under Criterion iii for its association with one of Fresno's most important and significant architects, Robert Stevens, and further recommended the Commission forward the property to the Fresno City Council for consideration for Local Register designation.

Applicant:

Michael Weil, property owner, recognized Martin and Marianne Weil [who were present at the meeting] and stated they worked with Robert Stevens throughout their career building Fresno; stated the office gardens were developed in association with his parents and his uncle and aunt.

The Chair opened the hearing for public comment; there was none. The public hearing was closed.

Commissioner Molly LM Smith stated it was wonderful to have the owner bring this property to the Commission for listing; stated she had not known what hid behind the hedge until this request for listing came forward to the Commission; stated the residence was an exquisite example of a modern home, it was a jewel; stated it was appropriate that the first project that Robert Stevens did on his own should be the first modern home to be listed on the Local Register.

Commissioner Sally Caglia thanked Michael Weil for inviting the Commission to tour his home and for sharing his home with them--it was a joy; stated it was an honor to be on the Commission and to be able to acknowledge this gem and to recommend its listing to the Local Register.

Commissioner Joe Moore commended Michael Weil for his steadfast attention to detail and sensitivity to the residence and for recognizing that it was something special 15 years ago before it was 50 years of age; stated the home was a great testament to the work of Robert Stevens, one the finest architects this Valley had produced; stated he was a huge fan of Robert Stevens' work and with every new building he discovered of Robert Stevens he learned more about the architect; stated in touring the Cherin Home, it was fascinating to see how Robert Stevens' style developed over the years; stated fitting the house to the site was remarkable and it was a very forward-looking approach of bringing the outdoors inside that was normally associated with the 1950s and 1960s and this contemporary home was built in the late 1940s.

Chair Don Simmons thanked Michael Weil for his many years on the Historic Preservation Commission; appreciated Mr. Weil for allowing the Commission to recommend its eligibility for listing on the Local Register; stated Commissioner España expressed great regret that she could not be present to vote for this nomination.

Commissioner Joe Moore concurred with the staff recommendation that the Alfred and Minnie Cherin Home was eligible under Criterion iii for its association with one of Fresno's most important mid-Century modern architects, Robert Stevens, and moved that the Commission forward the property to the Fresno City Council for consideration as a historic resource, second by **Commissioner Molly LM Smith**; motion carried (M/S/C, 6 yes, 0 no, 1 absent--España).

[Commission considered Matter D first under Item VI, Commission Items.]

D. Consider Recommendation to the City Council the designation of the Crest Theater located at 1160 Broadway Plaza to Fresno's Local Register of Historic Resources and Adoption of Findings to Support Recommendation

Karana Hattersley-Drayton reviewed the criteria and protocol for designating properties to Fresno's Local Register of Historic Resources for the benefit of those present at the meeting.

(Joe Moore arrived at 5:45 p.m.)

Karana Hattersley-Drayton gave a staff presentation; stated the staff recommendation was that the Crest Theater was eligible under Criterion i, that the Theater served an important function in the social and cultural life of Fresno in the mid- to late-twentieth century and would continue to do so; stated it was an excellent example of a type of building that was designed in an Art Deco-Retro style common in the late 1940s; stated the tower sign and marquee were stunning examples of the work of a master, Howard Lund; stated the ticket booth was also notable; stated the neon sign was the most extravagant neon work in Fresno and perhaps the entire Valley; recommended that the Crest Theater be found eligible under Criterion i and iii, and be forwarded to the Fresno City Council for consideration as a historic resource.

Chair Don Simmons asked was there enough similarity or time period with the other theaters in Fresno to not also consider a thematic district for Fresno's pre-1950 theaters.

Karana Hattersley-Drayton responded that it would be worthwhile to do, and perhaps a National Register Thematic District; stated the Crest Theater could potentially be eligible for the National Register, and with more research and thought, preparation of the background information that was possible; stated from a marketing point of view, having theater tours with their diversity of styles would be excellent for Fresno.

Applicant:

DeeAnn Hull, 944 East Buck Hill Road, stated she was the manager of the Crest Theater and her mother, Gloria Leon, was the owner of the Crest Theater; concerned if this process of listing the property would halt what they were doing at the present time; stated repairs to the building were being funded personally by Ms. Leon and didn't want any conflicts with those repairs.

Karana Hattersley-Drayton stated the conditional use permit that was before the City would not be affected by listing the property; stated it might help if wanting to find alternative ways of meeting ADA requirements such as for the bathrooms; stated the only time listing on the Local Register was a constraint would be if a property owner or developer wanted to demolish the entire building; stated she understood that Ms. Gloria Leon loved the building and would not want to do that; stated staff also loved the building and wanted to protect it; stated the designation of the building would be of benefit with its restoration.

Commissioner Chris Johnson asked about the conditional use permit; stated they were stewards of a piece of architectural history; stated the Commission was not wanting to stop them from using their building; stated the Commission wanted to ensure that people who owned a piece of Fresno's history were good stewards of that history; stated the Commission was an advocate for both Fresno's history and for the owners of that history; stated they held a key piece of Fresno's history that was a vital part of Fresno's downtown revitalization efforts.

DeeAnn Hull stated the conditional use permit application sought permission to hold dances at the Theater; stated the rows of seating on the floor, except for handicap seating, had been removed, and was placed in storage in the basement of the building; stated the stadium seating in the Theater remained.

Commissioner Sally Caglia stated being involved with the historic Warnors Theatre, she found that the historic designation of that building was advantageous especially the grandfathering of some of the old elements such as the seating for the handicapped or the restrooms; stated they made adaptations for those elements with the blessing from the City, but it wasn't something they had to do but rather it was done to accommodate their Theatre guests; stated the owners of the Crest would find that grandfathering the very important architectural elements of the Crest Theater would be protected; wished the owners of the Crest all the best because it was a beautiful building and was happy they were interested in designating the building; stated she would be happy to share information on the League of Historic American Theaters with the property owners of the Crest Theater.

The Chair opened the hearing for public comment.

Gloria Leon, 944 East Buck Hill Road, asked if they could start with designating the sign and the marquee only. **Karana Hattersley-Drayton** stated that would not be beneficial or helpful to her, as the owner of the building, with internal solutions; stated from the City's point of view, the building was very important and listing the building would be beneficial.

Commissioner Sally Caglia stated she would be happy to share information on the League of Historic American Theaters with the property owners of the Crest Theater; stated once the building was listed, there was a wealth of information available regarding that particular building such as doors, door handles, nuts, bolts, sconces, lighting, seating, etc., from people who had restored other such theaters.

The public hearing was closed.

Commissioner Molly LM Smith stated she could not see a reason for not designating this historic corner glad to see the property owner love the building.

Commissioner Sally Caglia concurred with the staff recommendation that the Crest Theater was eligible for designation to the Local Register of Historic Resources under Criterion i and iii that the Art Deco-Retro style theater retained integrity of design, setting,

materials, workmanship, feeling, and association; moved that the Commission forward the property to the Fresno City Council for consideration as a historic resource, second by **Commissioner Molly LM Smith**; motion carried (M/S/C, 6 yes, 0 no, 1 absent--España).

(Joe Moore was excused from the meeting and left.)

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

1. **2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 2010, 10:30 a.m.**

2. **CLG Annual Report for 2009-2010**

C. General Public

The Commission unanimously moved to continue all matters under Item VIII, Unscheduled Items, to the January 24, 2011, meeting. Karana Hattersley-Drayton stated there was a short power point on the Mayor's Historic Preservation Awards that she could show to the Commission at its next meeting.

IX. NEXT REGULAR MEETING

The next meeting of the Commission: January 24, 2011

Chair Don Simmons and Commissioner Sally Caglia informed the Commission that they would be unable to attend the January 24, 2011, meeting.

X. ADJOURNMENT

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Joann Zuniga

Approval Date: March 28, 2011

Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary
Historic Preservation Commission



HISTORIC PRESERVATION COMMISSION

Draft Meeting Minutes of February 28, 2011

I. CALL TO ORDER

The meeting was called to order at 5:38 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Sally Caglia
Christopher Johnson AIA
Joe Moore
Don Simmons, Ph.D.
Molly LM Smith

Commissioners Absent

Patrick Boyd
Teresa España, M.A.

Staff for the City of Fresno

Kevin Fabino, Planning Manager (Secretary to the Commission)
Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
Joann Zuniga, Development and Resource Management Dept (Recording Secretary)

II. APPROVE MEETING MINUTES

Chair Don Simmons called for approval of the meeting minutes of April 5, 2010, November 15, 2010, and December 13, 2010.

Commissioner Molly LM Smith moved for approval of the April 5, 2010, minutes, second by **Commissioner Sally Caglia**. Commissioner Chris Johnson requested the minutes be amended to include a statement that he had made during discussion recorded in the minutes on pages 8 and 9, to wit: "Had the Fulton Mall--if it didn't exist today--been before the Historic Preservation Commission today as a project, it would not have been recommended for approval due to its lack of consideration of the historical perspective and its impact on the surrounding historic properties that would change the settings of those buildings." **Commissioner Molly LM Smith** recalled the statement and agreed to amend the motion; second by **Commissioner Sally Caglia**; meeting minutes of April 5, 2010, were approved with the inclusion of the statement made by **Commissioner Chris Johnson**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España). Minutes were approved and filed as amended.

Karana Hattersley-Drayton stated the department was in receipt of correspondence related to the November 15, 2010, meeting minutes and recommended the Commission continue its consideration of these minutes; distributed a copy of a letter by attorney Richard Harriman, dated February 28, 2011, requesting a continuance of the November 15, 2010, meeting minutes. **Commissioner Molly LM Smith** moved for continuance of the November 15, 2010, meeting minutes, second by **Commissioner**

Sally Caglia; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España). Consideration of the meeting minutes of November 15, 2010, was continued.

Commissioner Molly LM Smith moved for approval of the December 13, 2010, minutes, second by **Commissioner Sally Caglia**; the motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España). Minutes were approved and filed as submitted.

III. APPROVE AGENDA

Chair Don Simmons asked if there were any comments or changes to the agenda.

Commissioner Molly LM Smith moved to approve the agenda as modified by the continuation of consideration of the November 15, 2010, meeting minutes, second by **Commissioner Joe Moore**; the modified agenda was adopted (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España)

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. CONTINUED MATTERS

There were no Continued Matters.

VI. COMMISSION ITEMS

A. Consider approval of request by the property owner to designate the Frank and May Driver Home located at 129 North College Avenue as a Heritage Property and adoption of the findings necessary to support designation pursuant to Fresno Municipal Code Section 12-1612.

Staff presentation was given by **Karana Hattersley-Drayton**; stated the property was located just north of Divisadero on the west side of College Avenue in the Fulton-Lowell Specific Plan area; stated Frank Driver was a craftsman in a machine shop; stated most homes in the Fulton-Lowell area were working class housing; stated the Driver Home was built circa 1902 and was a one-story neoclassical cottage style home that was a standard vernacular housing type adopted by working and middle classes in the late 19th and early 20th century in Fresno; stated these homes were preferred by the Volga Germans in Fresno as the housing type was similar to that constructed by them in Russia; described the character defining features such as rectangular plan, hipped roof with belicast flair at the eaves, boxed cornice highly articulated, prominent central dormer, and inset porch with classical-inspired columns.

Karana Hattersley-Drayton stated the Redevelopment Agency purchased the home in 2010 and currently proposed for full restoration using HUD funding secured by Fresno City College for a class rehab project; stated she provided the Section 106 evaluation; she reported that the property was not eligible for National Register or California

Register listing as a historic resource; stated the property was included in the 2008 North Park historic survey and the consultants found the Driver Home to be a good example of its architectural style on the local level and worthy of special consideration, but not eligible for the Local Register; stated the home was not associated with individuals significant in local or regional history, and not the work of a master, and did not appear to be individually eligible for the Local Register but was a great example of working class housing from the era; stated the home had high integrity; stated the Redevelopment Agency requested that the Frank and May Driver Home be considered for designation as a Heritage Property; staff recommended the Commission find the Frank and May Driver Home worthy of preservation as an excellent example of early 20th century working class housing with architectural value.

The applicant had no additional comments to make.

Chair Don Simmons called for public comment; there was none. The public hearing was closed.

Chair Don Simmons moved to accept the Frank and May Driver Home located at 129 North College Avenue as a Heritage Property and to adopt the necessary findings to support designation, second by **Commissioner Molly LM Smith**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España).

B. Review and approval of the Stabilization and Mothballing Plan for the Helm Home (HP#112) located at 1749 L Street.

Staff presentation was given by **Karana Hattersley-Drayton**.

Scott Vincent, project architect representing the Housing Authorities, presented proposed stabilization measures for the Helm Home; stated the biggest effort would be to stabilize the structure and make it weather tight, then to mothball the structure until such time as a user was identified; stated shoring had already been installed to stabilize the second story bay window. (PowerPoint presentation by Scott Vincent is attached and made a part of the minutes.)

Commissioner Molly LM Smith moved to approve the Stabilization and Mothballing Plan, as presented by Scott Vincent, with the option of keeping the building secure by not removing the infill framing at the arches on the north elevation as described in Item II of the presentation, and that the applicant return to the Commission with an update on the progress of the approved and permitted work to be completed, and at the end of construction to report on the status of restoration and security, second by **Commissioner Joe Moore**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España).

Commissioner Molly LM Smith stated the Stabilization and Mothballing Plan followed the Secretary of the Interior's standards verbatim. **Commissioner Molly LM Smith** moved to adopt the determination that the work necessary to stabilize the Helm Home was categorically exempt pursuant to Section 15301/Class1 and Section 15331/Class 31

of the State of California Environmental Quality Act (CEQA) Guidelines, second by **Commissioner Sally Caglia**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España).

Commissioner Molly LM Smith moved to approve staff's issuance of the necessary permits to perform the scope of work set forth in the Stabilization and Mothballing Plan, which included the demolition of the second floor post-1906 addition to the rear elevation of the Helm Home, second by **Commissioner Sally Caglia**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España).

Karana Hattersley-Drayton stated this was a milestone, and on behalf of the Commission thanked Scott Vincent for his work on the stabilization plan for the Helm Home (HP#112).

C. Review and comment on topics for proposed training with State Office of Historic Preservation staff, Friday, April 29, 2011.

Karana Hattersley-Drayton stated at previous meetings the Commission had discussed training sessions and possible workshops offered by the City; stated at the October 25, 2010, meeting it was mentioned that the State Office of Historic Preservation (SHPO) staff offered to come to Fresno and participate; stated SHPO staff was available on Friday, April 29, 2011; stated Patrick Boyd, Teresa España, and Don Simmons were appointed by the Chair to a subcommittee to work with staff to coordinate a regional workshop; stated the subcommittee met recently and drafted a proposed agenda that included topics the Commission asked for and issues that State staff could address; discussed the proposed agenda and stated it was a gift to have SHPO staff come to Fresno and speak; stated Commissioner Patrick Boyd suggested the Commissioners host lunch at different places for roundtable discussions; stated Chair Simmons agreed to facilitate a session after lunch to deconstruct what the different groups discussed during the lunch break; stated two panel discussions would be held in the afternoon, one lead by Commissioner Teresa España on how to get a broader diversity of people involved in preservation, the other would be a hands-on discussion about windows which will serve as metaphor for the complexities of historic preservation, how to balance historic values with health and safety issues, and balancing that with what the client wanted.

Chair Don Simmons stated the subcommittee strived to create a workshop that was balanced with lectures, panels, and interactive discussions; stated funding for the workshop was limited; stated the workshop would be held at City Hall; stated lunch would be away from City Hall, and upon return to City Hall those lunch conversations would be processed so that what was said wouldn't be lost.

Karana Hattersley-Drayton stated there would not be a charge for registration; stated the subcommittee offered to underwrite the expense of the coffee breaks, and there were folders left from a previous conference that would be used; stated the goal was to be efficient and keep it simple. **Chair Don Simmons** stated they wanted to make it easy

for people to attend the workshop such as City Council members, their staff, and those who work in government.

Commissioner Molly LM Smith moved to approve the agenda as presented, second by **Commissioner Joe Moore**; motion carried (M/S/C, 5 yes, 0 no, 2 absent—Boyd, España).

VII. CHAIRPERSON'S REPORT

Chair Don Simmons stated his report would have been regarding the workshop on April 29, 2011, which was just reported in the preceding matter; stated if any of the Commissioners were interested in helping to sponsor the coffee break at the workshop that would be appreciated, it would be coffee and rolls; stated he would be hosting a wine and dessert gathering for the Commission and SHPO staff at his downtown residence after the conference.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

Commissioner Joe Moore stated *The Fresno Bee* had been covering a story about the possible renovation of the Fresno County Courthouse; stated the building had received a good amount of attention and was on the cover of the *Modernism Context Report* of 2008; stated it would be helpful if the Commission began a dialogue with the County of Fresno or the State of California--if the building's ownership had transferred; stated the renovation project was now State funded; recommended the Commission begin dialogue to look at that building, which was 45 years old, as it fits into the larger context of Modernism; stated the renovation project would be potentially reviewed by this Commission.

B. Staff

1. 2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 2010, 10:30 a.m.

Chair Don Simmons gave a report on the awards ceremony and the annual report given to the City Council on December 16, 2010; stated Commissioner Chris Johnson received one of the Mayor's awards; stated the Mayor personally handed out the awards and spoke extraneously and said that Fresno had an authentic downtown.

2. CLG Annual Report for 2009-2010

Karana Hattersley-Drayton gave a report on the Certified Local Government (CLG) annual report; asked if the Commission had questions; there were none.

3. Status of HPC subcommittees (Education, Meux Home, Modernism)

Karana Hattersley-Drayton stated the Education, Meux Home, and Modernism subcommittees could only exist for one year as an Ad Hoc Committee; stated the Education Committee was defunct; reported that work on the Meux Home restoration was completed and **Commissioner Molly LM Smith** stated the restoration work was completed faster than anticipated and **Commissioner Chris Johnson** thanked **Karana Hattersley-Drayton** for her help in coordinating the Meux Home restoration and that her work was very much appreciated. **Karana Hattersley-Drayton** gave a reminder to the nonprofit Meux Home to make a list of things yet to be done; thanked Commissioners Smith and Johnson for all their hard work.

Karana Hattersley-Drayton reminded the Modernism Committee that its year would end in one month.

C. General Public

Darius Assemi informed the Historic Preservation Commission that the Housing Authorities and Granville would be coming to the Commission in the following months with a project for L Street; stated they were working with the Redevelopment Agency to secure funding for the project; stated at this time there was a financial placeholder for encumbering the funding through the Redevelopment Agency and the City Council would be reviewing that RDA financial proposal in early March.

Karana Hattersley-Drayton introduced Paul Travis, who works with HRG Consultants, and would be starting work on the actual historic survey forms for downtown in the near future.

IX. NEXT REGULAR MEETING

The next meeting of the Commission: March 28, 2011

X. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Joann Zuniga

Approval Date: March 28, 2011


Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary
Historic Preservation Commission

March 28, 2011

APPROVED BY

FROM: KEVIN FABINO, Planning Manager 
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON 
Historic Preservation Project Manager

SUBJECT: PURSUANT TO FMC 12-1606(a)(1) REVIEW AND PROVIDE COMMENTS ON THE
DRAFT FULTON CORRIDOR-DOWNTOWN NEIGHBORHOODS HISTORIC
RESOURCES ANALYSIS AND POLICY REVIEW, MARCH 2011

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review and provide comments on the attached *Draft Fulton Corridor-Downtown Neighborhoods Historic Resources Analysis and Policy Review March 2011*. The Commission's comments will be forwarded through City staff to the consultant on the project, Historic Resources Group.

EXECUTIVE SUMMARY

Historic Resources Group (HRG) is the firm working as a sub-contractor to planning consultants Moules and Polyzoides on the City of Fresno's Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan. The *Draft Fulton Corridor-Downtown Neighborhoods Historic Resources Analysis and Policy Review March 2011* prepared by HRG considers historic resources within the approximate 7300 acres of the plan area(s), whether designated or proposed for evaluation. The analysis also provides a framework for preservation policies that redacts current City preservation program policies and suggests as well recommendations for additional or enhanced policies. The firm will be preparing California Department of Parks and Recreation (DPR) survey forms for up to 300 resources which have not been documented or which perhaps require updated forms. The City has previously requested that this intensive survey effort be concentrated in the Fulton Corridor Specific Plan area, in order to provide survey coverage of the core downtown neighborhoods. HRG has proposed a thematic approach to this fieldwork and has developed ten separate (but overlapping) contexts that they will use to evaluate the historic significance of properties. Staff remains concerned about "missing" any resources that may not easily fit within one context or another.

BACKGROUND

Pursuant to FMC 12-1606(a)(1) one major duty of the Historic Preservation Commission is to identify, designate and preserve Historic Resources and Historic Districts within the city of Fresno. Surveys, prepared to State of California standards, are the tool that is used to properly identify and ultimately designate new historic resources. Fresno has never been systematically surveyed; even resources that are listed on the Local or National Registers may need updated forms.

The City is dedicated to the revitalization of its downtown and has commissioned a series of documents that will provide for planning reforms, including a form-based code. Fresno's historic resources have been identified as intrinsic to this revitalization effort and thus both historic and cultural resource surveys were included in the overall contract for the Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.

HRG staff has proposed a context-approach to the survey work for the **Fulton-Corridor Specific Plan Area**, rather than following a geographic building-by-building (or resource by resource) approach to fieldwork. The ten draft (overlapping) contexts include the following:

1. Railroad Development and Expansion (1872-1950)
2. Residential Development (1872-1942)
3. Ethnic Communities (1872-1960)
4. Late-19th and early-20th Century Commercial Development (1872-1945)
5. Industrial Fresno (1890-1950)
6. Automobile-related Commercial Development (1915-1955)
7. Depression-Era Civic and Institutional Development (1933-1942)
8. Mid-20th Century Commercial Development (1945-1970)
9. Mid-20th Century Civic and Institutional Development (1945-1970)
10. The Fulton Mall (800-1300 Blocks of Fulton Street)

Staff remains concerned about any resources that may fall through the cracks and which are not subsumed under one or more contexts. This concern has been discussed at some length with the consultants who will "pick up" these sundry orphans following the context-based work, so that a future entitlement is not delayed while staff (or another consultant) provides the additional survey work necessary to finish out a project area. In addition to the ten contexts above, staff recommends that a separate context be considered for fruit processing and packing. It well may be that most of the extant resources are south of the Plan boundary. However, this important aspect of Fresno's development and agricultural history requires special attention.

The consultants have also provided a spreadsheet which includes properties within the Fulton-Corridor Plan area (Exhibit B). This database will ultimately include information on each resource, such as the property address, architectural style or type, date of construction, etc. One challenge will be how best to integrate any new information into the City's existing Historic Preservation Database.

The Downtown Neighborhood Plan area includes both older "historic" neighborhoods close to the Downtown as well as other newer areas that are further from the City core: Lowell and Jefferson neighborhoods, the Southeast, Southwest and Jane Adams area (see maps within the Historic Resources Analysis).

Staff Analysis:

City Staff previously reviewed an Administrative draft of this Analysis. HRG staff has graciously included many of these comments and corrections in this revised draft report. Staff remains concerned, however, about some policy recommendations, including 2.2, that the City consider a Specific Plan review committee to work in conjunction with the Historic Preservation Commission to "plan for and review projects affecting historic resources within the Plan Area." This could potentially establish a double jeopardy situation in which the Commission's authority and expertise, as established by the City's Historic Preservation Ordinance, are abrogated. It is also important to

be customer-driven. Although multiple perspectives are valuable, it should not be to the detriment of project expediency.

Some policy recommendations could also benefit from some *praxis* rather than theory: thus how can the City better “discourage the demolition or inappropriate alteration of a potentially historic building...” (Objective 2.1)? Should the City’s ordinances be strengthened to include resources that are only “potentially” eligible for listing? Where is the boundary between the ‘right’ of a community to preserve its heritage and an owner’s right to develop his/her property?

Objective 2.3 encourages stricter code enforcement to eliminate inappropriate alterations such as “stucco wraps.” Currently there is no building code per se that disallows stucco-wrapping, other than for properties that fall within a design review area. If adopted, will this Specific Plan make stucco-wraps illegal? What specific new policies and protocols are required to ensure compliance with both CEQA and Section 106 (Objective 2.4 and 3.4)? Are the consultants suggesting that the City is out of compliance and if so, examples of this non-compliance would be useful. Staff concurs that an inter-departmental group is very helpful in working through a variety of preservation ideas and concerns. It would be useful to reestablish the Historic Preservation Team that was established in 2010 under the Development and Resource Management Director (Policy 5.1).

Staff is also concerned ultimately with interface: how will the various documents being prepared for the Fulton-Corridor Specific Plan Area (in particular) provide clear criteria regarding context? How will a vacant parcel adjacent to a historic property be developed? What will be the design guidelines for new infill?

The Historic Preservation Commission is encouraged to consider these staff comments and to solicit input from the preservation community. Comments provided tonight through oral testimony or written form will only enhance the effectiveness of this important Historic Resources Analysis.

Attachments: Exhibit A - *Fulton Corridor-Downtown Neighborhoods Historic Resources Analysis and Policy Review March 2011*. Prepared by Historic Resources Group for Moules and Polyzoides, Architects and Urbanists.
 Exhibit B - *Downtown-Fulton Database*, Historic Resources Group, March 2011.

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

Historic Preservation Workshop April 29, 2011 **9-4:30 PM Fresno City Hall, free and open to the public**

8:30-9:00 AM Registration/Check-In

9:00 AM **Welcome** (Mayor Ashley Swearengin)

9:10-9:40 **State of the State of Historic Preservation in California**
(Jenan Saunders, *Acting Deputy State Historic Preservation Officer*)

9:45-10:45 **Ordinances: Models for How Best To Protect, Preserve and Reuse Buildings** (Lucinda Woodward, *State Office of Historic Preservation*).

10:45-11:00 **Coffee Break** (Hosted by the City of Fresno's Historic Preservation Commission)

11:00-12:00 **The Use, Interpretation, and Application of the Secretary of the Interior's Standards for the Treatment of Historic Properties: A Local Review Primer.** (Timothy J. Brandt, *AIA LEED AP; OHP*)

12:00-1:30 PM **Lunch with an Expert** (Non-hosted lunches with OHP Staff at a variety of local restaurants)

1:30-2:00 **So What Did You Discuss at Lunch? Results Based Conversation**
(Don Simmons, Ph.D. *Chair, Fresno Historic Preservation Commission*)

2:00-3:00 **Panel Discussion: Broadening the Constituency for Preservation** (Panel Chair: Teresa España, M.A. *Fresno HPC*)

3:00-4:15 **Windows: Balancing Historic Values, Health and Safety, Sustainability and the Bottom Line** (Chair: Karana Hattersley-Drayton, M.A., *Historic Preservation Project Manager, City of Fresno*; Chris Johnson AIA, *Johnson Architecture*; Kevin Watkins, *City of Fresno Code Enforcement Division*; Joseph Oldham, *City of Fresno Sustainability Manager*; Debra Barletta, *Fresno Redevelopment Agency*; Molly LM Smith, *VAI Architects*; Scott Vincent, *The Vincent Company Architects, Inc.*)

